

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 95-422-A  
\*

\* \* \* \* \*

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 320 Sherwood Avenue, located east of its intersection with York Road in the vicinity of Cockeysville. The Petition was filed by the owners of the property, the Basil A.M.E. Church, through its Pastor, the Reverend Rodrecus M. Johnson. The Petitioner seeks relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1 foot in lieu of the required 30 feet and from Sections 409.6.4 and 409.8 of the B.C.Z.R. to permit 10 parking spaces in lieu of the required 15 and to not require a durable and dustless surface. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Reverend Rodrecus Johnson, Bruce Doak, Professional Engineer, Drew J. Sikorski, a representative of Sherwood Homes, Builder, Joe D'Agostino, and Lenwood Johnson, a representative of the Office of Planning and Zoning. There were no Protestants present.

Testimony and evidence offered revealed that the subject property, split zoned R.C.4 and D.R. 2, is the site of the Basil African Methodist Episcopal Church with accessory parsonage, graveyard and outhouse. Testi-

[illegible]

ORDER RECEIVED FOR FILING  
Date 6/22/95  
By [Signature]

mony indicated that the Church has existed on the property for the past 120 years and is listed on the Maryland Historical Trust Inventory. The Petitioners are desirous of constructing a one-story addition to the rear of the existing church building to provide restroom facilities, a Pastor's study, and a handicap access ramp. Testimony revealed that there is no public or private water or sewer service for the Church and that for the past 120 years, the Church membership has been served by the outhouse located to the rear of the site. Baltimore County now has extended water and sewer to Sherwood Road and the Petitioners will eventually tie into these lines upon completion of the proposed addition. Further testimony revealed that the proposed addition will be constructed to the rear of the existing building so as not to detract from the historical appearance of the Church. Due to the location of the existing building in the southwest corner of the property, the requested variance is necessary. It should be noted that the Church itself is only 7 feet from the side property line.

As to the parking variances requested, further testimony revealed that the Church has been using the grassy area on the west side of the property for parking. During church services, members will park on this grassy area as well as along Sherwood Road. This arrangement has worked well and it does not appear necessary to change this method of parking at this time. Furthermore, Mr. Joe D'Agostino, a nearby resident of the area, corroborated the fact that this Church is a good neighbor, and that members of the congregation do not impose upon the residents in this area when attending church services.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

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Date

By

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

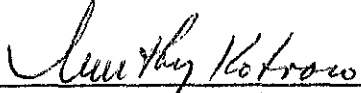
It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.


Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of June, 1995 that the Petition for Variance seeking relief from Section 1B01.2.C.1.a of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1 foot in lieu of the required 30 feet and from Sections 409.6.4 and 409.8 of the B.C.Z.R. to permit 10 parking spaces in lieu of the required 15 and to not require a durable and dustless surface, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
6/22/95  
By: 

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

June 22, 1995

Rev. Rodrecus M. Johnson  
Basil A.M.E. Church  
320 Sherwood Road  
Cockeysville, Maryland 21030

RE: PETITION FOR VARIANCE  
N/S Sherwood Road, 100' W of the c/l of Power Avenue  
(320 Sherwood Road)  
8th Election District - 3rd Councilmanic District  
Basil A.M.E. Church - Petitioner  
Case No. 95-422-A

Dear Rev. Johnson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Bruce E. Doak  
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, Md. 21286

Mr. Drew J. Sikorski, Sherwood Homes  
4637 Willowbrook Drive, 21042

Mr. Lenwood Johnson - OPZ

People's Counsel; File

ENCLOSURE





# Petition for Variance

95-422-A  
to the Zoning Commissioner of Baltimore County

for the property located at

320 Sherwood Road

which is presently zoned

DR2 & RC4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B01.2.C.1.a - A sideyard setback of 1 foot in lieu of the required 30 feet

OVER

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The rear of the church is the only feasible place that the proposed addition can be constructed and still maintain parking.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

Rodrecus M. Johnson, Pastor

(Type or Print Name)

City

State

Zipcode

Rev. Rodrecus M. Johnson

Signature

Attorney for Petitioner

320 Sherwood road

667-0837

Address

Phone No.

Cockeysville

MD

21030

City

State

Zipcode

Name, Address and phone number of representative to be contacted

GERHOLD, CROSS & EYSEL, LTD

BRUCE E. DOAK

Name

320 E TOWERTOWN BLVD. TOWSON, MD. 21286

823-4470

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE 5-16-95

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink  
on Recycled Paper



And a variance to the design standard 409.8 of the Baltimore County Zoning Regulations.

And a Variance to Section 409.6.4 of the Baltimore County Zoning Regulations to permit 10 parking spaces in lieu of the required 15.

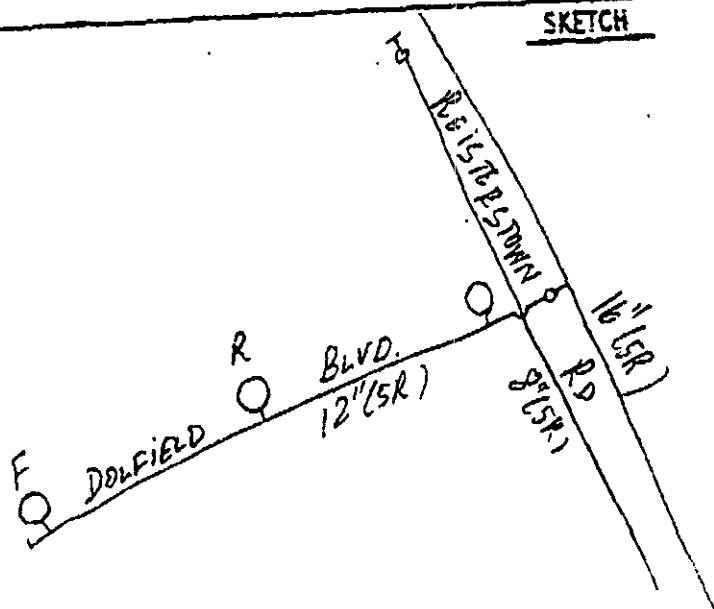
WATER AND WASTE WATER  
FACILITIES DIVISION  
FIRE FLOW TESTS

Date 10-3-95 Time 10<sup>30</sup> A.M. District OWINGS MILLS Plat No. K-5  
REISTERSTOWN 5TH ZONE BALTIMORE COUNTY

FLOW HYDRANTS F	Pitot Press. (PSI)	Outlet Dia. (inches)	G.P.M.	Nozzle Void Coef.	Corr. Flow (G.P.M.)	F.H. Open	Main Size (inches)	Hydt. Make
DOLFIELD BLVD - 3RD FH	26	4 1/2	2790	.83	2310	FULL	12"	AM. DARLING
WEST OF REISTERSTOWN RD.								

RESIDUAL HYDRANTS R	Static Press (PSI) S	Resid. Press. (PSI) R	Loss S-R	Loss at 20 PSI S-20	Calc. Flow at 20 PSI G.P.M.	Dist. from Flow	Loss Per Ft.	Coef. of Main "C"	Main Size (inches)
DOLFIELD BLVD - 2ND FH	85	65	20	65					12"
WEST OF REISTERSTOWN RD.									

Flow Requested By MORRIS & RITCHIE ASS. Representative \_\_\_\_\_ Type of Prog. \_\_\_\_\_





GORDON T. LANGDON  
DENNIS M. MILLER  
EDWARD F. DEIACO-LOHR  
BRUCE E. DOAK

**GERHOLD, CROSS & ETZEL**  
*Registered Professional Land Surveyors*

SUITE 100  
320 EAST TOWSONTOWN BOULEVARD  
TOWSON, MARYLAND 21286-5318

410-823-4470  
FAX 410-823-4473

**HONORARIS**  
PAUL G. DOLLENBERG  
FRED H. DOLLENBERG  
CARL L. GERHOLD  
PHILIP K. CROSS  
**OF COUNSEL**  
JOHN F. ETZEL  
WILLIAM G. ULRICH

95-422-A

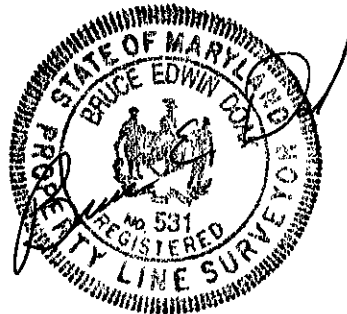
May 10, 1995

**Zoning Description**  
**Basil A.M.E. Church**  
**320 Sherwood Road**

Beginning at a point on the north side of Sherwood Road at a distance of 100 feet, more or less, Westerly from the centerline of Powers Avenue running thence Westerly along the north side of Sherwood Road 325 feet, more or less, thence leaving said road Northeasterly 430 feet, more or less, Southerly 155 feet, more or less, Southwesterly 140 feet, more or less, Easterly 100 feet, more or less, Southwesterly 38 feet, more or less, Easterly 30 feet, more or less, and Southerly 78 feet, more or less, to the place of beginning

Note: This description is prepared for zoning purposes only and is compiled from tax assessment maps and various deeds and plats.

412



**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

95-422-12

District 8th Date of Posting 6/2/95

Posted for: Varianco

Petitioner: Podreus M. Johnson

Location of property: 320 Shorewood Rd.

Location of Signs: Facing road on property being zoned

Remarks: \_\_\_\_\_

Posted by [Signature] Date of return: 6/9/95  
Signature

Number of Signs: 1

MICROFILMED

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in

Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:  
95-422-A (Item 412)  
320 Sherwood Road  
Basil A.M.E. Church  
N/S Sherwood Road, 100'  
+/- W of c/ Power Avenue  
8th Election District  
3rd Councilmanic  
Petitioner:

Rodrecus M. Johnson,  
Pastor

HEARING: TUESDAY,  
JUNE 20, 1995 at 11:00  
a.m. in Rm. 118, Old  
Courthouse.

Variance: to permit a side yard setback of 1 foot in lieu of the required 30 feet; to the design standard of 409.8; and to permit 10 parking spaces in lieu of the required 15.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Hand-icapped accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

6/026 June 1.

# CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/11, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/11, 1995

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

Printed here



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204

# 412

receipt

95-422-A

Account: R-001-6150

Number

J.C.W.

320 Stevenson Rd.

Date

5-16-95

Rodney Johnson

UAR (010)

250.00

Posting (050)

35.00

285.00

PAID

03A03W0200M1CHRC

\$285.00

BA 0011:38AM05-16-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 412

Petitioner: RODREUS Johnson

Location: 320 Sherwood Rd. Cockeysville, Md. 21030

**PLEASE FORWARD ADVERTISING BILL TO:**

NAME: SAAME.

ADDRESS: \_\_\_\_\_

PHONE NUMBER: 667-0837

AJ:ggs

*MICROFILMED*

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY  
June 1, 1995 Issue - Jeffersonian

Please forward billing to:

Rodrecus M. Johnson, Pastor  
Basil A.M.E. Church  
320 Sherwood Road  
Cockeysville, MD 21030  
667-0837

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-422-A (Item 412)  
320 Sherwood Road  
Basil A.M.E. Church  
N/S Sherwood Road, 100' +/- W of c/l Power Avenue  
8th Election District - 3rd Councilmanic  
Petitioner: Rodrecus M. Johnson, Pastor  
HEARING: TUESDAY, JUNE 20, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a side yard setback of 1 foot in lieu of the required 30 feet; to the design standard of 409.8; and to permit 10 parking spaces in lieu of the required 15.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

May 26, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-422-A (Item 412)  
320 Sherwood Road  
Basil A.M.E. Church  
N/S Sherwood Road, 100'+/- W of c/l Power Avenue  
8th Election District - 3rd Councilmanic  
Petitioner: Rodrecus M. Johnson, Pastor  
HEARING: TUESDAY, JUNE 20, 1995 at 11:00 a.m. in Room 118, Old Courthouse.

Variance to permit a side yard setback of 1 foot in lieu of the required 30 feet; to the design standard of 409.8; and to permit 10 parking spaces in lieu of the required 15.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Rodrecus M. Johnson, Pastor  
Bruce E. Doak

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



WILLIAMSON

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

June 15, 1995

Rodrecus M. Johnson, Pastor  
Basil A.M.E. Church  
320 Sherwood Road  
Cockeysville, Maryland 21030

RE: Item No.: 412  
Case No.: 95-422-A  
Petitioner: Basil A.M.E. Church

Dear Mr. Johnson:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 16, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a faint, circular official stamp.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)





BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: June 5, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Developers Engineering Section

RE: Zoning Advisory Committee Meeting  
for June 5, 1995  
Item No. 412

The Developers Engineering Section has reviewed the subject zoning item. Metropolitan Facilities (water and sewer mains) are available to this site; therefore, if the variance is granted, the Developer is required to connect to the existing water and sewer house connection stubs located along the frontage with Sherwood Road.

Also, Sherwood Road is an existing road, which shall ultimately be improved as a 40-foot street cross-section on a 60-foot right-of-way. Show the ultimate right-of-way on the plan

This site is subject to the Landscape Manual to the extent possible. This office will help in preparation of the plan.

In addition, granting the parking variances is going to impact the surrounding roadway negatively.

RWB:sw

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director June 5, 1995  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson *JLP*  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #412 - Basil A.M.E. Church  
320 Sherwood Road  
Zoning Advisory Committee Meeting of May 30, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

This property must connect to the available public water and sewer systems prior to building permit approval. The existing well must be properly abandoned by a licensed well driller and a well abandonment report must be submitted to this office.

The existing septic must be properly removed and backfilled.

✓  
JLP:TE:sp

c: Paul Dennis


CHURCH/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: June 7, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning 


SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 412, 416 and 418

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief:



PK/JL

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/31/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: RODRECUS M JOHNSON, PASTOR

LOCATION: N/S SHERWOOD RD., 100' +/- W OF CENTERLINE POWER AVE.  
(320 SHERWOOD RD. - BASIL A.M.E. CHURCH)

Item No.: 412

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED

JUN 1 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File





Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary

Hal Kassoff  
Administrator

5-26-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 412 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*

*for*

Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

**PETITION PROBLEMS  
AGENDA OF MAY 30, 1995**

**#412 --- JCM**

1. Legal owner name on petition form does not agree with legal owner name on plat. Which one is correct? (Either plat or petition form needs to be corrected.)

**#414 --- JCM**

1. Notary section is incomplete/incorrect.

**#417 --- JLL**

1. No review information on bottom of petition form.

RE: PETITION FOR VARIANCE	*	BEFORE THE
320 Sherwood Road (Basil A.M.E. Church), N/S		
Sherwood Rd, 100'+/- W of c/l Power Ave	*	ZONING COMMISSIONER
8th Election District, 3rd Councilmanic		
	*	OF BALTIMORE COUNTY
Rodrecus M. Johnson, Pastor		
Petitioner	*	CASE NO. 95-422-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13<sup>th</sup> day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd. Towson, MD 21286, representative for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE DOAK - GERRARD, CROSS & ETZEL

320 E TOWENTOWN BLVD. TOWSON MO 21205

DREW J SIKORSKI

4637 WILLOW BROOK DR 21042

SHERWOOD HOMES

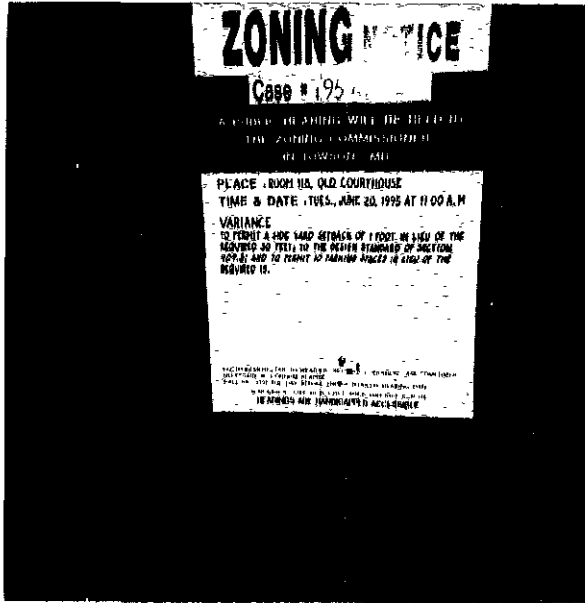
JOE D'AGOSTINO

309 SHERWOOD RD HUNT VALLEY 21030



Printed with Soybean Ink  
on Recycled Paper





BALTIMORE

# Afro-American

Copyright by the AFRO-AMERICAN Company

BALTIMORE, MD

97th Year No. 55

50 CENTS

## WATER — NO PLUMBING AT THIS:

# Baltimore Co. AME Church

By Glover Cook  
Staff Writer

— in some places  
el out York Rd  
um to Warren Rd.  
right turn and  
n Sherwood Rd.  
inding hills, you  
e home of Basil

enter a world  
ing conditions of  
ts show little dif-  
the lives lived by  
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1876.

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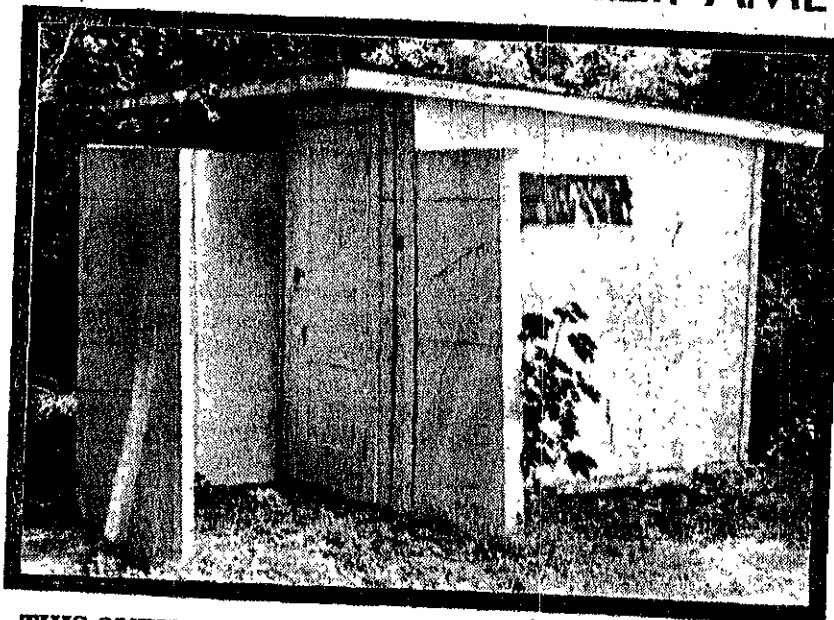
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(Continued on Page A2)

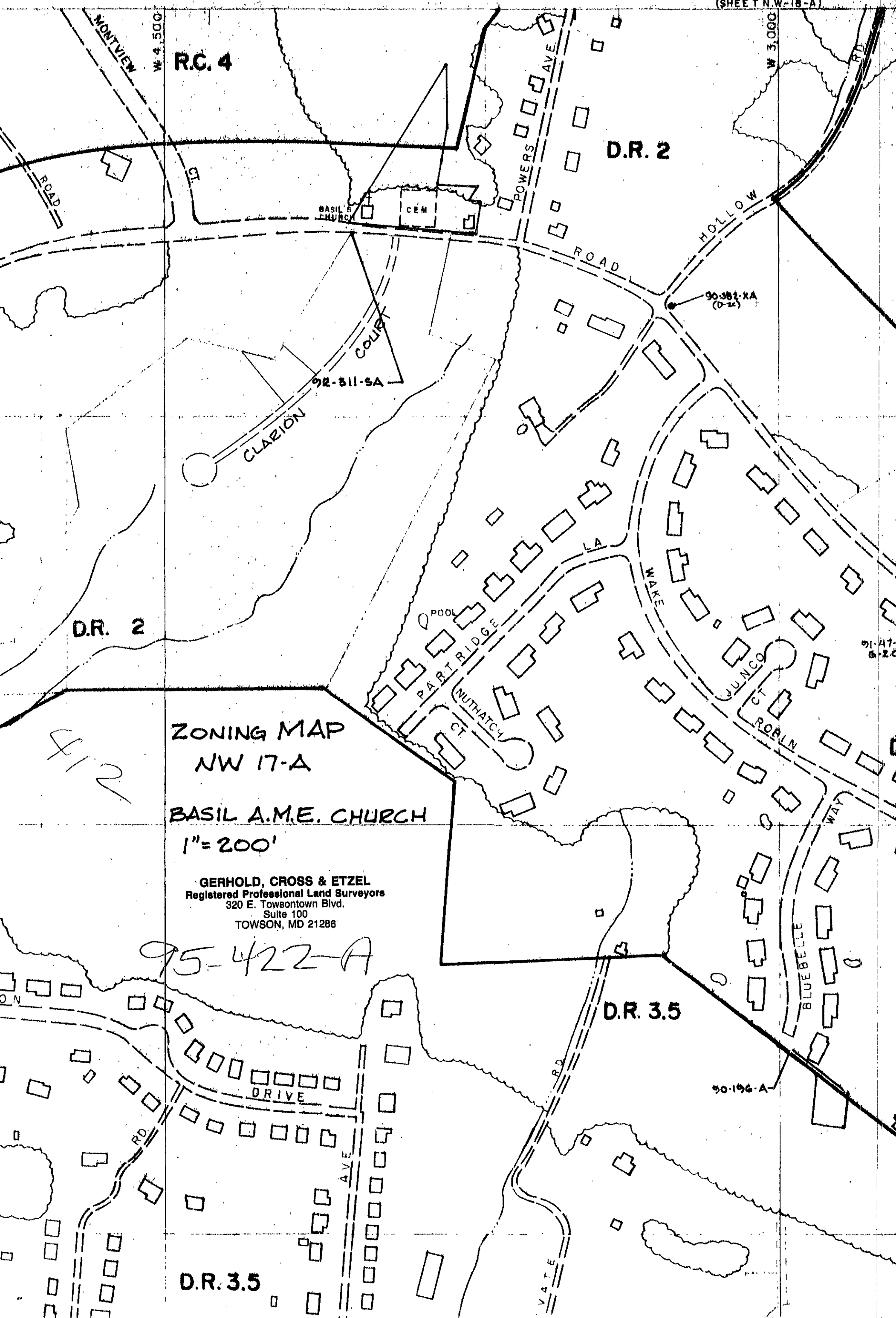
## Outhouse used at Basil AME



THIS OUTHOUSE is used by the parishioners of Basil AME Church. The church has no running water or sewage tank.

## ks convention here after 51 years

By Joy Tyler



R.C. 4

D.R. 2

D.R. 2

ZONING MAP  
NW 17-A

BASIL A.M.E. CHURCH

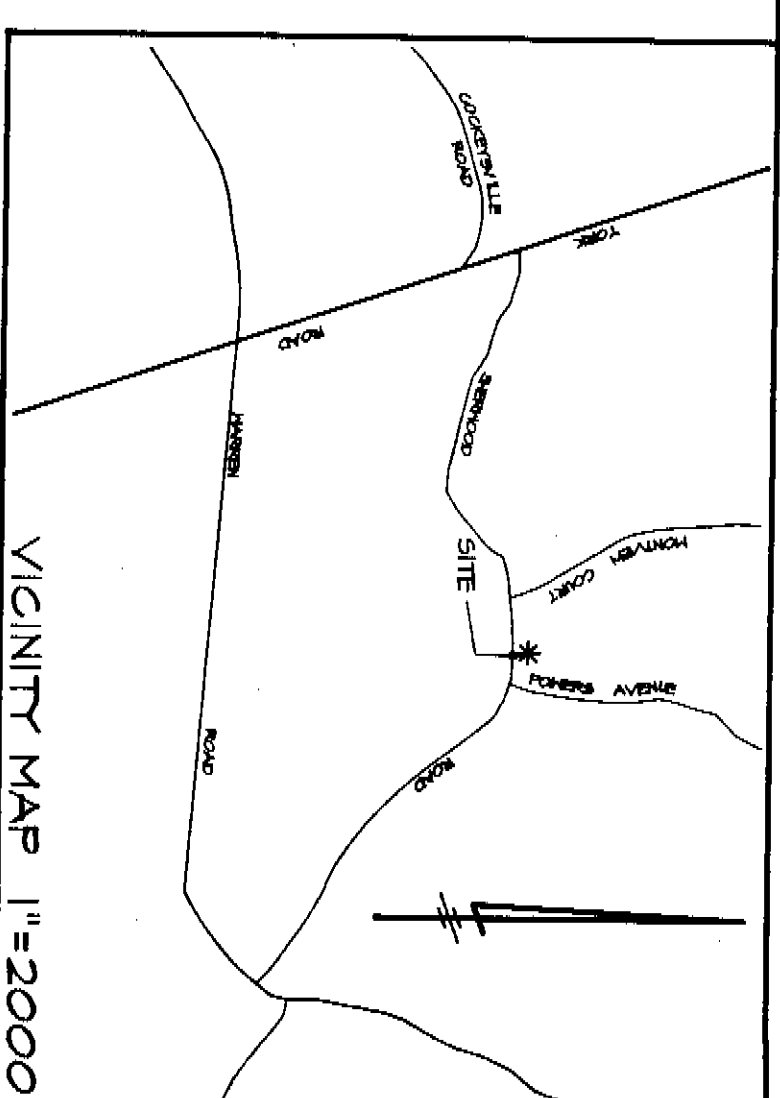
1"=200'

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
320 E. Towson Blvd.  
Suite 100  
TOWSON, MD 21286

95-422-A

D.R. 3.5

D.R. 3.5



Suite 100  
320 East Tomson Boulevard  
Tomson, Maryland 21286  
(410) 823-4470

BASIL AFRICAN METHODIST  
EPISCOPAL CHURCH  
320 SHERWOOD ROAD  
COCKEYSVILLE, MARYLAND 21030

**VARIANCE BEING REQUESTED**

1. SIDE YARD SETBACK OF 1' (ONE FOOT) IN LIEU OF REQUIRED 30' (THIRTY FEET) BALTIMORE COUNTY ZONING REGULATION 18B01.2.C.1.a
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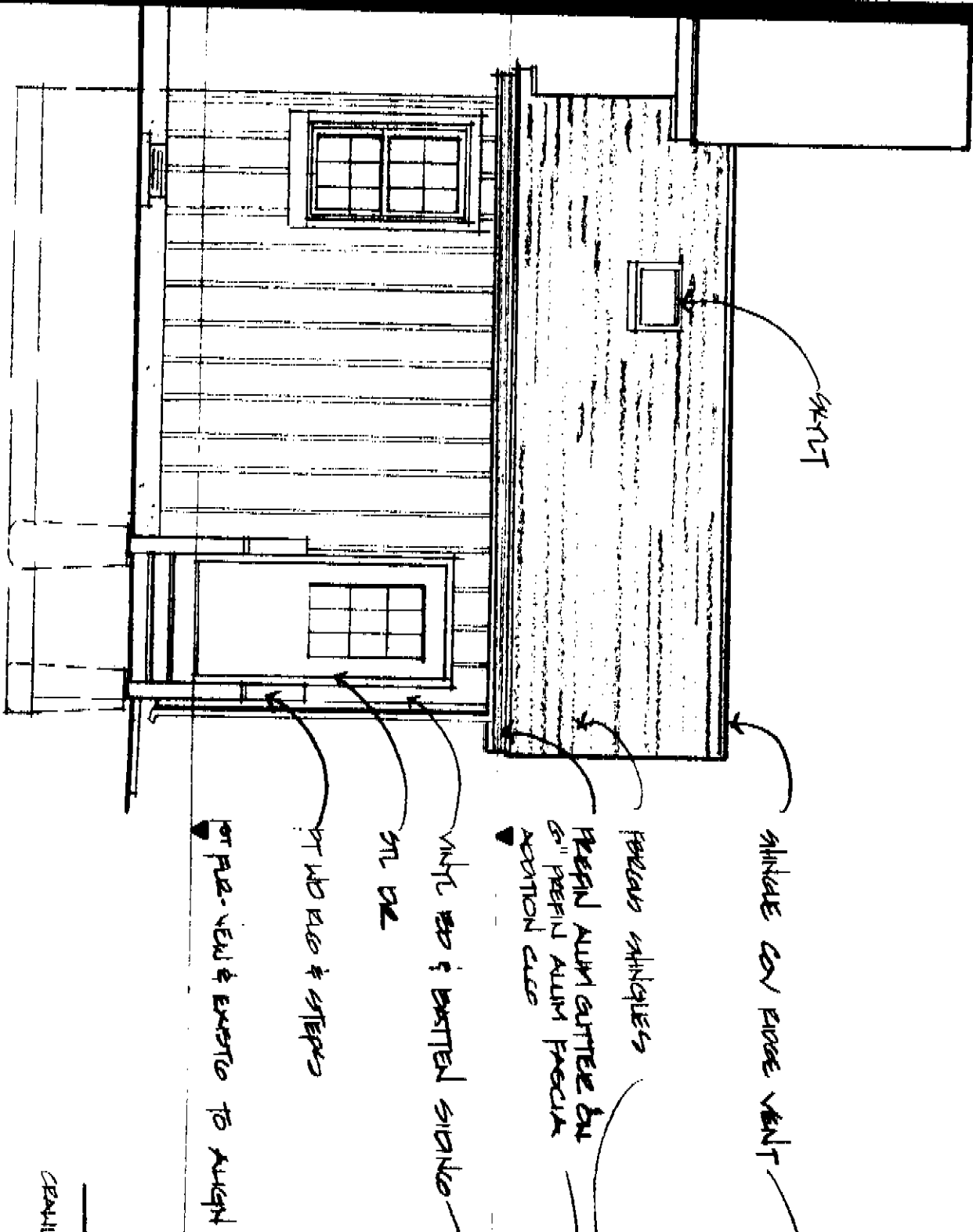


LEGEND	
DUPLEX OUTLET	DL
220V OUTLET	DL2
QUADRA-PLEX OUTLET	DL4
GF OUTLET	DL5
WATERPROOF OUTLET	DL6
HARDWARE CONNECTION	DL6C
TELEPHONE JACK	DL6T
CABLE TV OUTLET	DL7
DOOR BELL BUTTON	DL8
DOOR CHIMES	DL8C
LIGHT SWITCH	DL9
3 WAY SWITCH	DL9C
DIMMER SWITCH	DL9D
CEILING AND LIGHT	DL10
PENDANT LIGHT Fixture	DL10P
RECESSED DOWNLIGHT	DL11
WATERPROOF DOWNLIGHT	DL11W
RECESSED WALLWASHER	DL12
ADJUSTABLE DOWNLIGHT	DL13
LIGHT W/PLATECHAN	DL14
RELESS LIGHT	DL15
CLC HARDWARE CONN	DL16
WALL MTD LIGHT	DL17
FLOOD LIGHT	DL18
FLUORESCENT LIGHT SIZE AS SHOWN	DL19
FLUORESCENT CASE 1' UNDERMOUNT LIGHT	DL20
TRACK LIGHT	DL21
HEAT VENT LIGHT	DL22
EXHAUST FAN	DL23
SMOKE DETECTOR	DL24
CENTRAL FAN	DL25



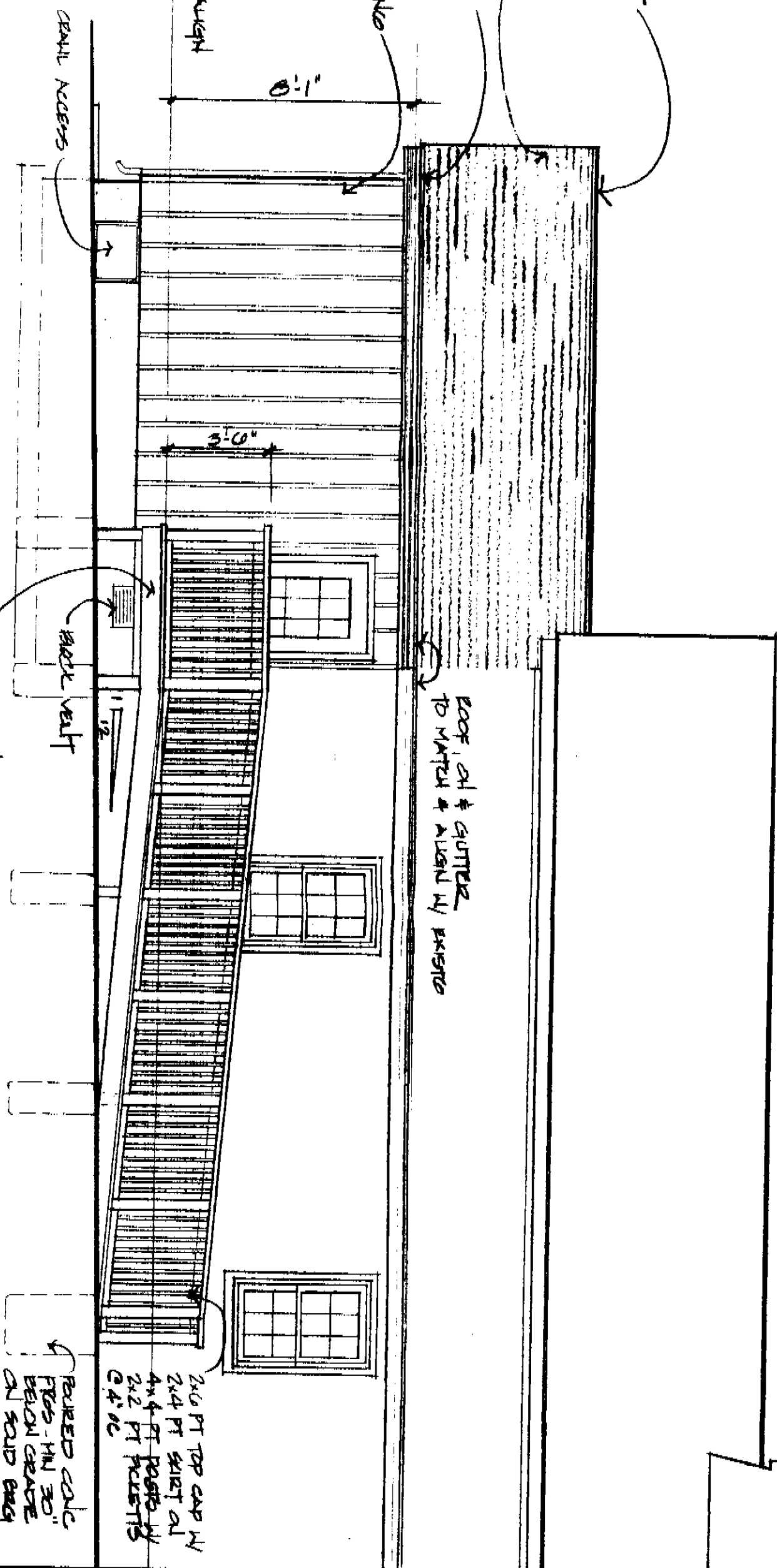






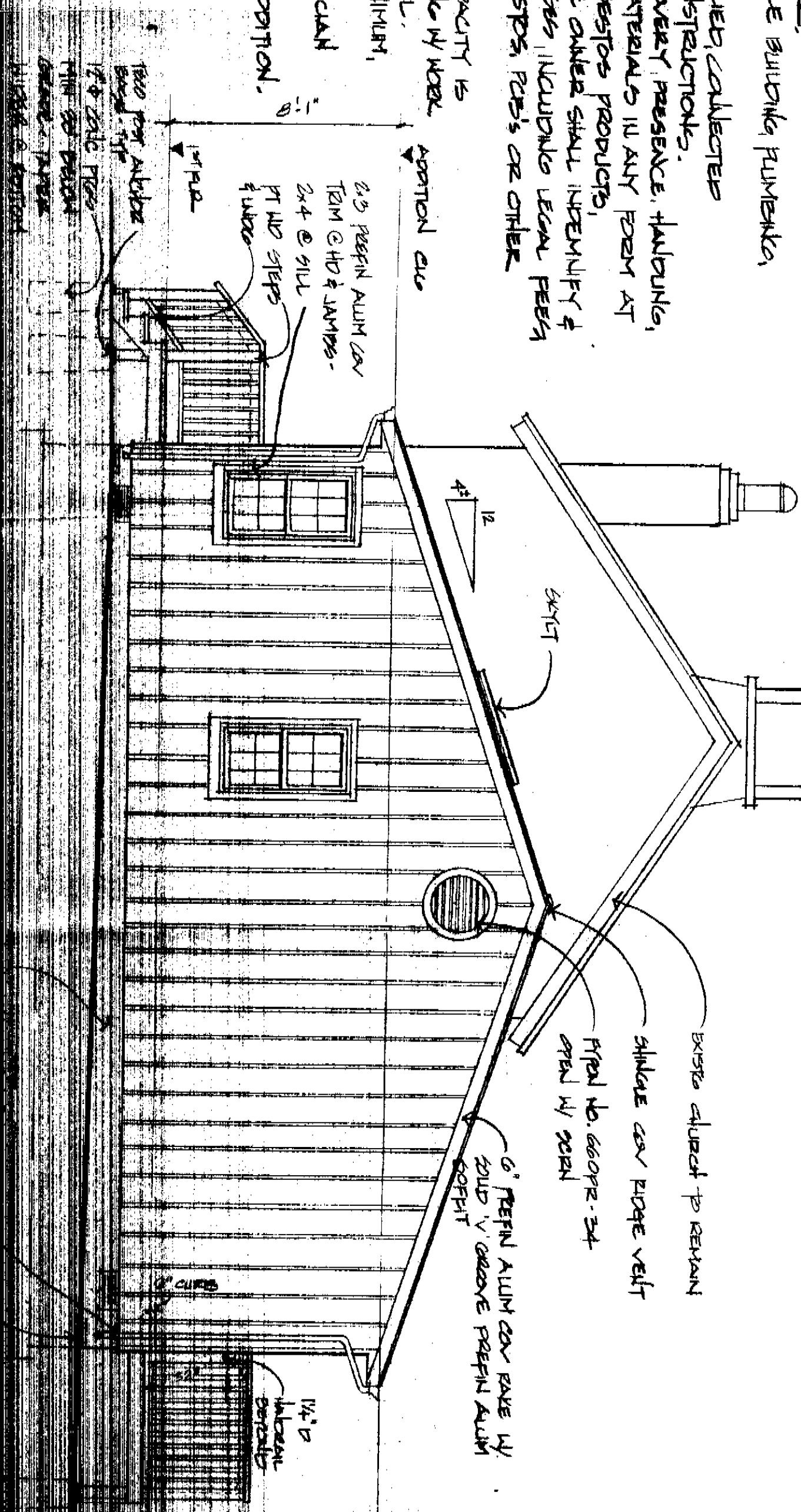
RIGHT SIDE ELEVATION  
1/4" = 1'-0"

LEFT SIDE ELEVATION  
1/4" = 1'-0"



# GENERAL NOTES

- FIELD VERIFY ALL EXIST & PROPOSED CONDITIONS.
- IN CASE OF ERRORS, OMISSIONS &/OR CONFLICTS IN DRAWINGS, CONTACT ARCHITECT FOR CLARIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK.
- THE PROJECT SHALL BE EXECUTED IN COMPLIANCE WITH ALL APPLICABLE BUILDING, PLUMBING, ELECTRICAL, MECHANICAL & HANDICAPPED CODES.
- ALL MANUFACTURED MATERIALS & EQUIPMENT TO BE INSTALLED, APPLIED, COLLECTED &/OR TREATED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS & INSTRUCTIONS.
- THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR THE DETECTION, DISCOVERY, PRESENCE, HANDLING, REMOVAL OR REPAIR OF OR EXPOSURE TO, HAZARDOUS OR TOXIC MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO, ASBESTOS, ARSENIC, MERCURY, LEAD, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES. THE OWNER SHALL IDENTIFY & HAZARDOUS MATERIALS FROM ALL HAZARDOUS, TOXIC & EXPLOSIVE INCLUDING LEGAL PERMITS NECESSARY FOR THE REMOVAL OF SUCH MATERIALS AT THE PROJECT SITE.
- INSTALLED SOIL BORE CAPACITY 2000 P.S.F. IF SOIL OF LESSER BORE CAPACITY IS ENCOUNTERED, REMEDIAL ACTION MUST BE TAKEN BEFORE PROCEEDING WITH WORK.
- ALL SETBACKS, EASEMENTS & LINES TO BE 10 OR 20 # 2 MIN-FIX, F.B. 1150 MINIMUM, UNLESS SPECIFIED OTHERWISE.
- EXISTE ELECTRICAL SERVICE TO BE EVALUATED BY LICENSED ELECTRICIAN & EXTENDED &/OR SUPPLEMENTED TO SERVE ADDITION.
- EXISTE HEATING TO BE EVALUATED &/OR SUPPLEMENTED TO SERVE ADDITION.

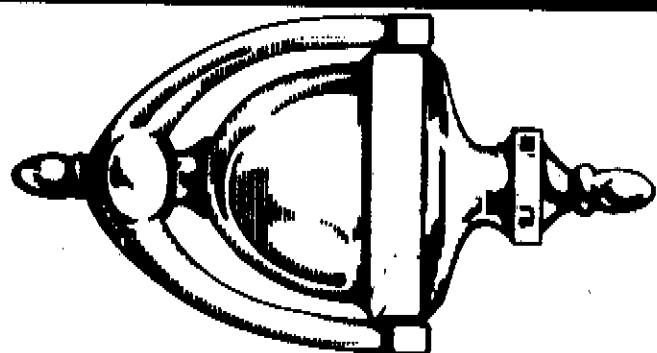


ELEVATIONS

BAZIL A.M.E. CHURCH ADDITION

DATE 9.28.94  
DRAWN BY RF SINEX  
DATES REVISIONS

SHERWOOD  
HOMES,  
INC.











BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: June 7, 1995

FROM: Pat Keller, Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 412, 416 and 418  
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 897-3480.

Prepared by: Jeffrey W. Long  
Division Chief: Carol L. Kern

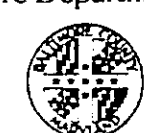
PK/JL

ITEM418/PZONE/ZAC1

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-1500



DATE: 05/31/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: RODRECUS M JOHNSON, PASTOR

LOCATION: N/S SHERWOOD RD., 100' +/- W OF CENTERLINE POWER AVE.  
(320 SHERWOOD RD. - BASIL A.M.E. CHURCH)

Item No.: 412 Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

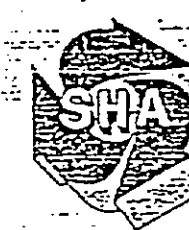
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1991 edition prior to occupancy.

RECEIVED  
JUN 1 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kessoff  
Administrator

5-26-95

Ms. Joyce Watson  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: 412 (JCM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Rob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Rob Small  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/

PETITION PROBLEMS  
AGENDA OF MAY 30, 1995

#412 -- JCM

1. Legal owner name on petition form does not agree with legal owner name on plat. Which one is correct? (Either plat or petition form needs to be corrected.)

#414 -- JCM

1. Notary section is incomplete/incorrect.

#417 -- JLL

1. No review information on bottom of petition form.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Bruce Doak - Greenwald, Cross & Etzel	320 E. TOWSONTOWN BLVD. TOWSON, MD 21286
DREW J SIKORSKI	4637 WILLIAMSBURG BL. 21042
SHERWOOD HOMES	
JOE D. HASTINGS	309 SHERWOOD RD. HUNTVILLE 21038

RE: PETITION FOR VARIANCE \* BEFORE THE  
320 Sherwood Road (Basil A.M.E. Church), N/S \* ZONING COMMISSIONER  
Sherwood Rd, 100' +/- W of c/l Power Ave \*  
8th Election District, 3rd Councilmanic \* OF BALTIMORE COUNTY  
Rodrecus M. Johnson, Pastor \* CASE NO. 95-422-A  
Petitioner \*  
\* \* \* \* \*

ENTRY OF APPEARANCE

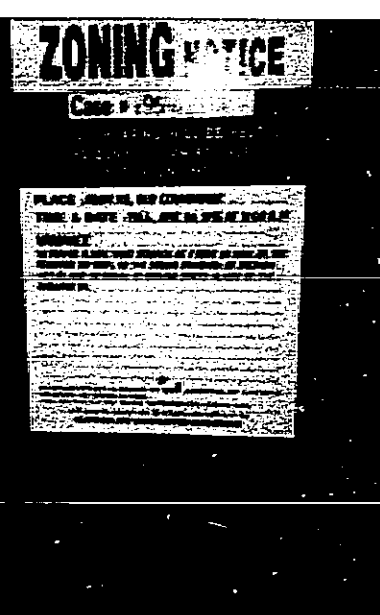
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County  
Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13<sup>th</sup> day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to Bruce E. Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd. Towson, MD 21286, representative for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



NEWSBYTES

METRO PROFILE Section B

COMING TO ORDER: Next week, more than 30,000 members of the Elks will gather in near-by Baltimore for their annual convention. Share their story, and learn about the conference schedule. Page B1.

BUSINESS PULSE Section C

OPPORTUNITY BECKONS: More than 20 representatives from the nation's top firms will be on hand for a spectacular job fair sponsored by the National Urban League as part of this year's annual convention. Sound exciting and promising? It is. Learn more about it. Page C1.

THE LIVING CHURCH Section D

SEEING THE UN-SEEN: Driving, walking, jogging, cycling, we pass them everyday. Some have extended hands, some have open mouths and lost expressions, others have drooping eyes, bowed heads and tired shoulders. They are the homeless. Seen any lately? There is an East Baltimore group whose purpose is not only to see them but also to care, feed and shelter them. Story on Page D1.

FRIDAY PLUS Insertion

AFRAM: One weekend, once a year, see all of the richness of Baltimore's African-American experience. Who, what, when and where in this week's Friday Plus.

YOUR TURN: This week's winners of the AFRO's Social Security Sweepstakes are on Page C4. Let your numbers work for you.

Education Supplement.....Inside

AFRO WELCOMES ELKS

LATE CITY EDITION August 5, 1989

BALTIMORE  
**Afro-American**  
Copyright by the AFRO-AMERICAN Company

BALTIMORE, MD 97th Year No. 55 50 CENTS

NO WATER - NO PLUMBING AT THIS:

Baltimore Co. AME Church

By Helen Glover Cook  
AFRO Staff Writer

formally petition the county for community water.

It is 1989 — in some places if you travel out York Rd. past Timonium to Warren Rd. and make a right turn and proceed down Sherwood Rd. up several winding hills, you will reach the home of Basil AME Church.

There you enter a world where the living conditions of the inhabitants show little difference from the lives lived by the freed slaves who founded the church in 1876.

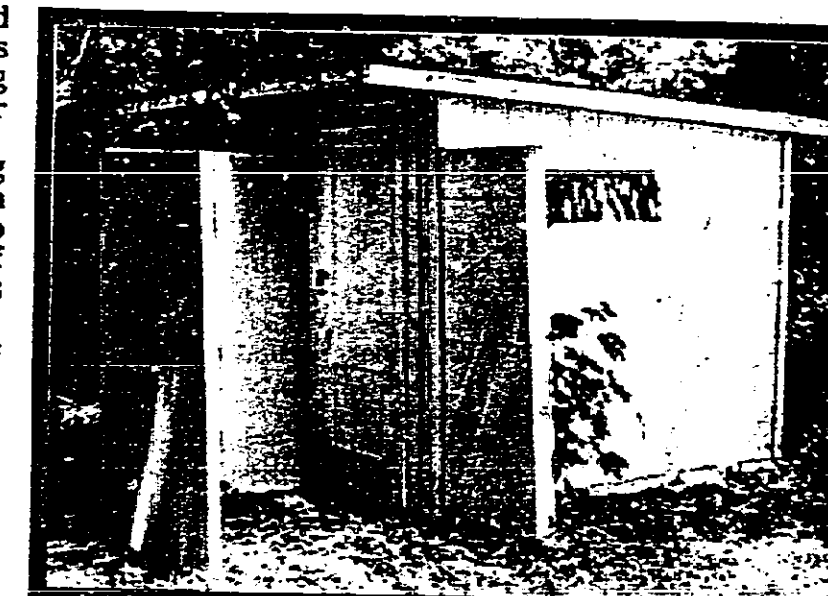
Rev. Samuel Johnson, Pastor of Basil AME, recently called a meeting between Lenwood Johnson and John McCain of the Baltimore County Office of Planning and Zoning, Basil parishioners and community residents, to

For many of the black residents of this Cockeysville community, which is served by Basil AME Church, there is no such thing as running water, hot water or indoor plumbing/bathrooms. The scene of the meeting was reminiscent of plantation days when slaves pleaded to the master for the privilege of bringing a little of the white's water into their lives.

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Outhouse used at Basil AME



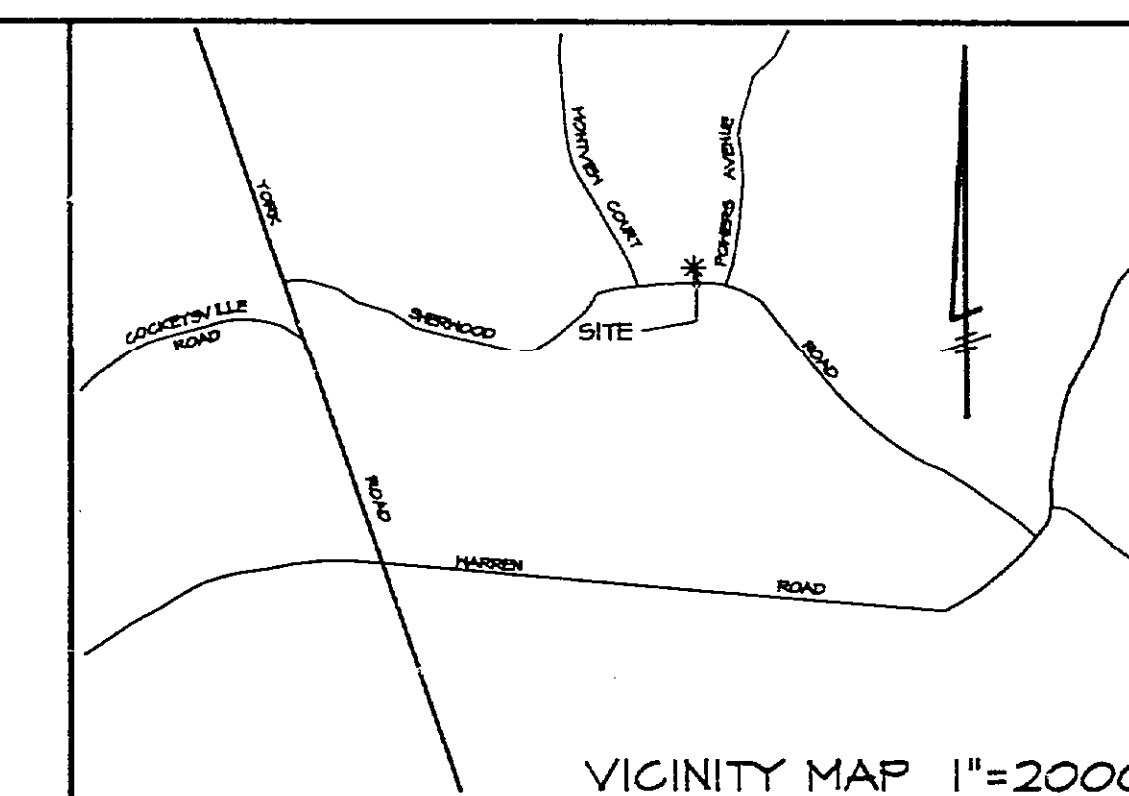
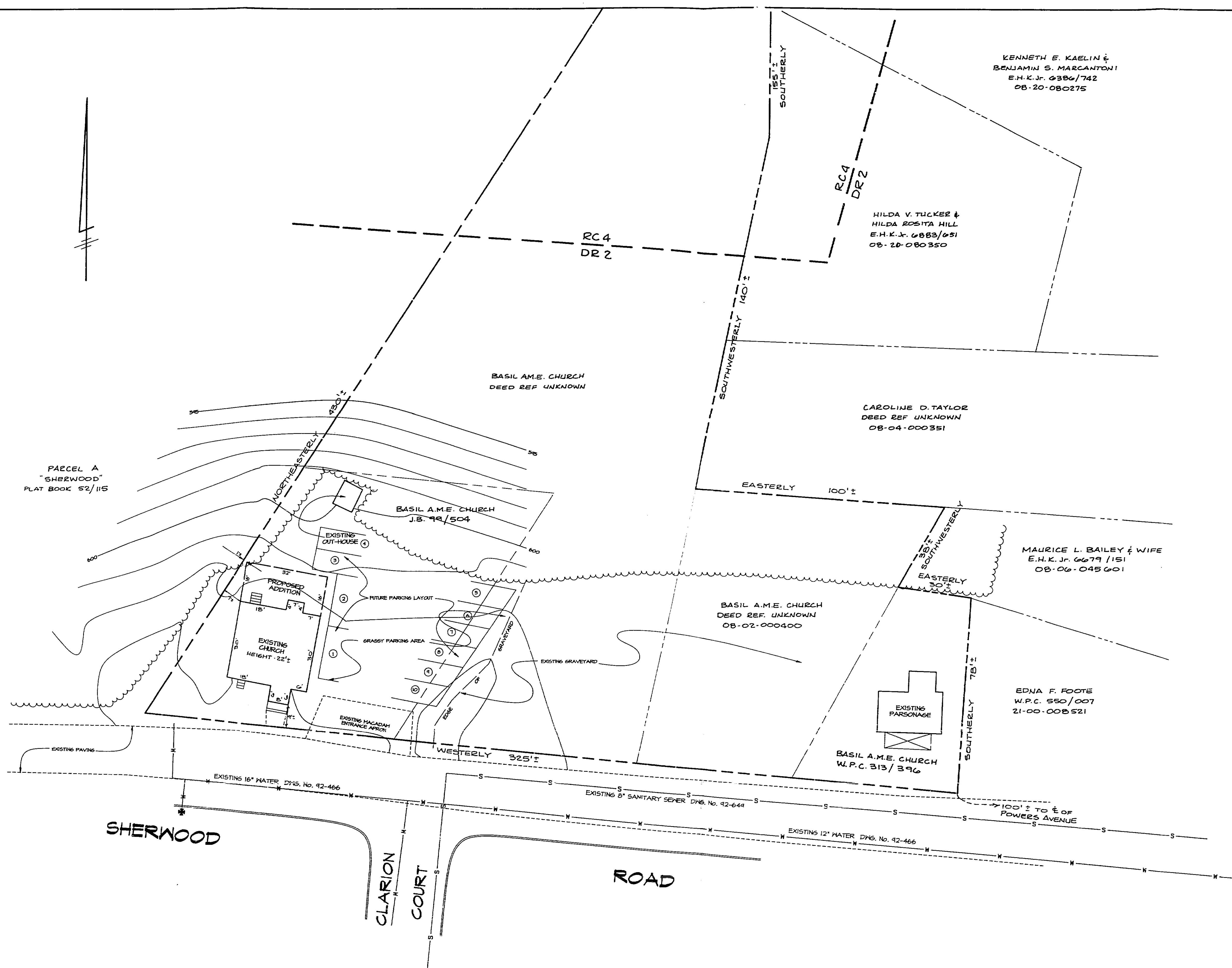
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Elks convention here after 51 years

By Joy Tyler







- NOTES**
- 3<sup>rd</sup> COUNCILMANIC DISTRICT
  - NO PREVIOUS ZONING HISTORY OR COMMERCIAL PERMITS
  - ZONED: DR 2 & RC 4 MAP No. NW 17-A
  - FLOOR AREA RATIO:  
GROSS FLOOR AREA ÷ GROSS SITE AREA (± 1/4 R/W)  
 $1,036 \text{ sf} \div 12,870 \text{ sf} (1.5 \text{ sq/504}) = 0.08$
  - PARKING REQUIRED: 1 SPACE PER 4 SEATS  
60 SEATS = 15 SPACES  
10 PARKING SPACES PROVIDED

**PETITIONER'S  
EXHIBIT 1**

PLAN TO ACCOMPANY  
VARIANCE REQUEST  
**BASIL A.M.E. CHURCH**  
LOCATED IN  
8th ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1\"/>

**GERHOLD, CROSS & ETZEL**  
REGISTERED PROFESSIONAL LAND SURVEYORS  
Suite 100  
320 East Towsontown Boulevard  
Towson, Maryland 21286  
(410) 823-4470

- VARIANCE BEING REQUESTED**
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**OWNER**  
BASIL AFRICAN METHODIST  
EPISCOPAL CHURCH  
320 SHERWOOD ROAD  
COCKEYSVILLE, MARYLAND 21030

95-422-A